

**P.O. BOX 232, PHOENIX, AZ 85001
602-323-1915**

February 23, 2005

U.S. Bureau of Land Management
Phoenix Field Office
21605 North 7th Avenue
Phoenix, AZ 85027
(623) 580-5500

Attn: Marlynn Spears

Attached is our R&PP Application for Moto-Trax.

We understand the minimum processing time depends on the scope of the proposed project and present BLM workload and that the minimum processing time is 6 months. We are requesting support from BLM to assist in expediting the processing of our application.

If the land, (Section 17, Township 02 South, Range 03 West, County of Maricopa, State of Arizona), referred to in this application has not been classified for recreation and/or Public purposes pursuant to the Recreation and Public purposes Act, please consider this application as a petition for such classification.

Additionally, if Section 17, Township 02 South, Range 03 West, County of Maricopa, State of Arizona is not designated as BLM property for disposal it is our desire that it be made available for disposal.

Thank you for your continued support of our efforts.

Sincerely,

Lea Benson
President

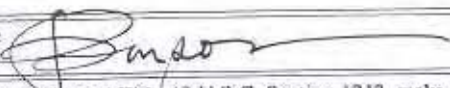
cc: Teri Raml, Phoenix Field Manager, BLM
Michael Taylor, Deputy State Director, BLM
Steve Carmichael, President, AZ OHV Association
Don Hood, President, Arizona Trail Riders Association
Dana Bell, Project Coordinator, National Off-Highway Vehicle Conservation Council
Tom Yager, Vice-President, Safety Program Specialty Vehicle Institute of America

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PHOENIX, ARIZONA

8. Are all activities, facilities, services, financial aid, or other benefits as a result of your proposed development provided without regard to race, color, religion, national origin, sex, or age? ☒ Yes ☐ No (If "no," describe the situation or activity and your plans for achieving compliance.)

9. Are all activities, facilities, and services constructed or provided as a result of your proposed development accessible to and usable by persons with disabilities? ☒ Yes ☐ No (If "no," describe the situation or activity and the reasons for nonaccessibility.)

Applicant's Signature



Date

2-22-05

Title 18 U.S.C. Section 1091 and Title 43 U.S.C. Section 1212, make it a crime for any person knowingly and willfully to make to any department or agency of the United States any false, fictitious, or fraudulent statements or representation as to any matter within its jurisdiction.

GENERAL INSTRUCTIONS

1. Type or print plainly in ink.
2. Submit application and related plans to the BLM District or Resource Area Office in which the land is located.
3. Study controlling regulations in 43 CFR 2740 (Sales) and 43 CFR 2912 (Leases).
4. If applicant is non-governmental association or corporation, attach a copy of your charter, articles of incorporation or other creating authority. If this information has been previously filed with any BLM office, refer to previous filing by date, place, and case serial number.
5. If applicant is non-governmental association or corporation, attach a copy of your authority to operate in the State where the lands applied for are located. If previously filed with any BLM office, refer to previous filing by date, place, and case serial number.

SPECIFIC INSTRUCTIONS

(Items not listed are self-explanatory)

Item

2. If land is surveyed, give complete legal description. If land is unsurveyed, description should be by metes and bounds connected, if feasible, by course and distance with a corner of public land survey. If possible, approximate legal subdivisions of unsurveyed lands should be stated. Acreage applied for must not exceed that specified by regulations.
- 3a. Generally, title to lands will not be granted upon initial approval of an application. In order to assure proper development or use plans, the general practice will be to issue a lease or lease with option to purchase after development is essentially completed. In any case, term of lease may not exceed 20 years for non-profit organizations or 25 years for governmental agencies, instrumentalities or political subdivisions.
4. Leases and patents under this act are conditioned upon continuing public enjoyment of the purposes for which the land is classified. The plan of development, use, and maintenance must show, at a minimum:
 - a. A need for proposed development by citing population trends, shortage of facilities in area, etc.
 - b. That the land will benefit an existing or definitely proposed public project authorized by proper authority.
 - c. Type and general location of all proposed improvements, including public access (roads, trails, etc.). This showing may take the form of inventory lists, maps, plats, drawings, or

Item

- blueprints in any combination available and necessary to describe the finished project. Site designs should be provided for intensive use sites and general information about improvements existing or planned on lands within the overall project.
- d. An estimate of the construction costs, how the proposed project will be financed, including a list of financial sources, and an estimated timetable for actual construction of all improvements and facilities.
 - e. A plan of management to include operating rules, proposed source and disposition of revenues arising from the proposed operation, personnel requirements, etc.
 - f. A specific maintenance plan to include, for example, sewage and garbage disposal, road maintenance, upkeep and repair of grounds and physical facilities, etc.
 - g. Applications for solid waste disposal sites must comply with guidelines established by the Environmental Protection Agency (40 CFR 258) and must include a detailed physical description of the site including a map, description of ground water situation, soil characteristics and management plan.
6. This may consist of a copy of a delegation of authority, resolution or other evidence of authority from the governing board of the applicant's organization, copy of the by-laws of the organization, or the like.

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
APPLICATION FOR LAND FOR
RECREATION OR PUBLIC PURPOSES

(Act of June 14, 1926, as amended; 43 U.S.C. 869; 869-4)

FORM APPROVED
OMB No. 1004-0012
Expires: June 30, 2000

Date _____ Serial Number
(BLM use only)

Home phone (include area code)

602-768-5690

Business phone (include area code)

602-323-1915

1a. Applicant's name

b. Address (include zip code)

2. Give legal description of lands applied for (include metes and bounds description, if necessary)

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
	17	02 South	03 West	

County of

MARICOPA

State of

ARIZONA

Containing (acres)

640 approx.

3a. This application is for ☒ Lease ☒ Purchase (If lease, indicate year _____)

b. Proposed use is ☒ Public Recreation ☐ Other Public Purposes

4. Describe the proposed use of the land. The description must specifically identify an established or definitely proposed project. Attach a detailed plan and schedule for development, a management plan which includes a description of how any revenues will be used, and any known environmental or cultural concerns specific to the land.

See Attachment #1

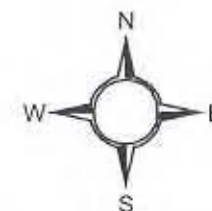
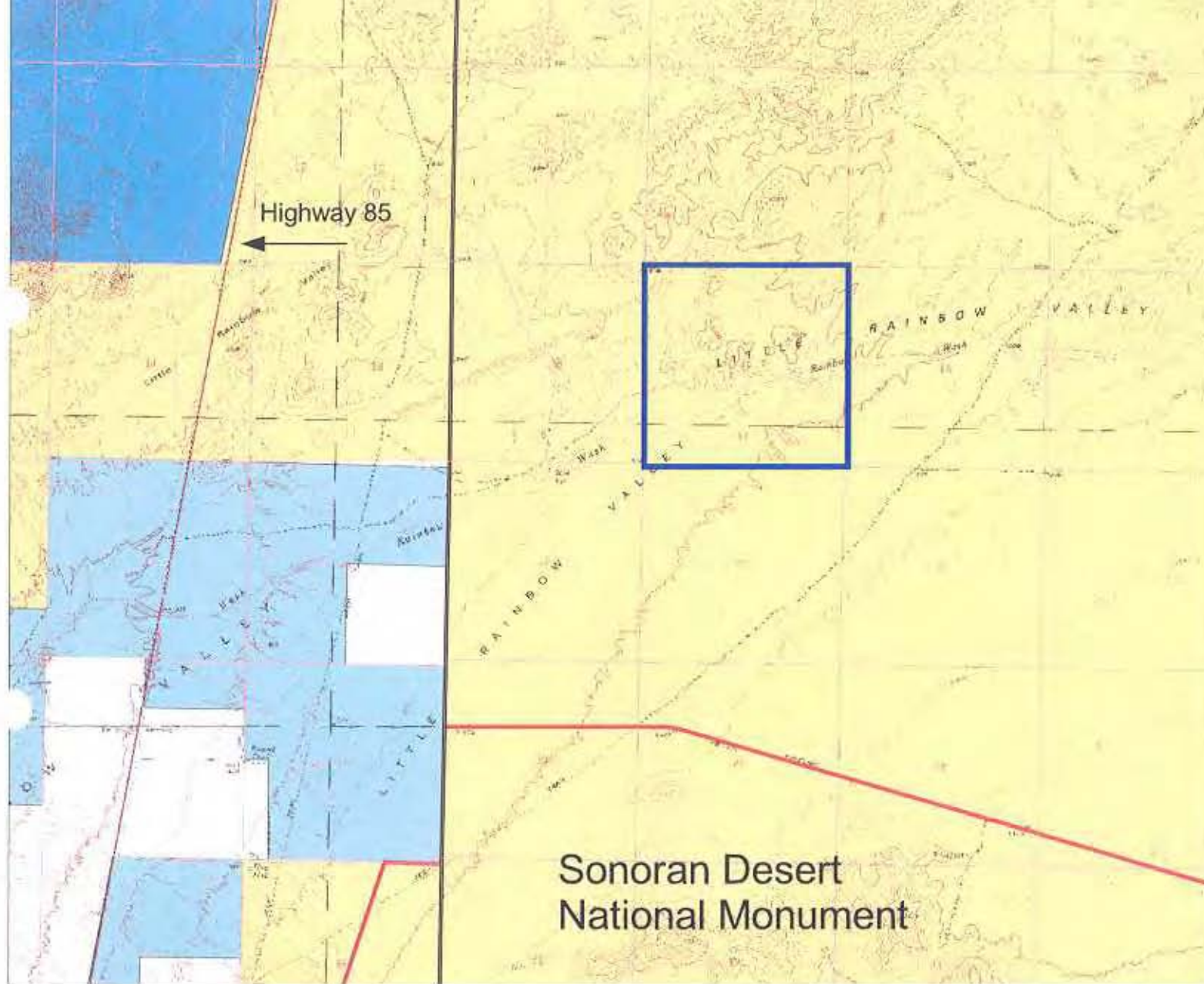
5. If applicant is State or Political subdivision thereof, cite your statutory or other authority to hold land for these purposes.

N/A


6. Attach a copy of your authority for filing this application and to perform all acts incident thereto.

7. If land described in this application has not been classified for recreation and/or Public purposes pursuant to the Recreation and Public purposes Act, consider this application as a petition for such classification.

(Continued on reverse)



T. 2 S., R. 3 W.,
sec. 17

 Mototrax
Proposed R&PP

Section Lines
 Township Lines
 SDNM Boundary
 Land Status
 BLM
 City, County, or State Parks
 Private
 State

0 0.8 Miles


Mototrax Proposed R&PP Lease/Purchase
Case Number: AZA-33057



BLM, Phoenix Field Office
March 2005

PROPOSED OHV URBAN PARK

A statement of the proposed use of lands, a detailed description of the proposed project and a statement describing administration of the tract:

STATEMENT OF NEED: Arizona's population is growing rapidly. The urban open spaces that once existed are now developed or targeted for development-new housing tracts and industrial parks. While open space continues to be depleted at a rapid rate, enthusiasts refuse to acknowledge the loss of riding areas thereby increasing the number of violations/fines in areas designated "no trespassing". In addition, enthusiasts are creating their own riding areas in locations that may or may not have endangered vegetations and/or animals. There are no urban multi-use facilities in Maricopa County where outdoor enthusiasts can enjoy off-highway recreation with amenities or other outdoor activities. Media, news articles, and agency land managers report the controversial issues involving the deterioration of Arizona's natural resources and increasing the awareness of safety issues at hand. In Arizona, the ATV and Off-Highway Motorcycle (OHM) population was placed at 98,332 units based on the 1997 US Consumer Product Safety Commission's survey. From year 1995 through year 2000, there was an increase of 291% in units sold in Arizona (Motorcycle Safety Foundation, 2001). Highway 85 is the route heavily traveled by enthusiasts that recreate at the Sand Dunes. Many Maricopa County and Indian Reservation residents own off-highway vehicles; with no OHV designated land, OHV users recreate in "no trespassing zones". An example of an area heavily used by OHV enthusiasts is the Agua Fria River and the White Tank Mountains.

PROPOSED USE: This proposed urban park facility is designed to:

1. Minimize trespassing and deterioration of Arizona's natural habitats, by providing a designated and accessible recreation facility within reasonable distance from all areas of the state;
2. Provide a venue for safety training (available to individuals and agencies) to reduce injuries associated with outdoor motorized and non-motorized activities. Programs will be developed/adopted and incorporated with the assistance of nationally recognized organizations (i.e., 4-H Club, MSF, ASI, NOHVCC, etc.);
3. Operate a self contained recreation facility available to recreationalists of all ages, abilities, and interests that will work closely with the community and regulatory agencies to maintain a high level of service, safety, and compliance;
4. Collaborate with agencies (e.g. AZ Game & Fish, Treadlightly, and community based organizations) to educate visitors about our state's endangered fauna and flora as well as the terrain that is its natural habitat; and
5. Promote youth and family oriented programs including, but not limited to: responsible stewardship, family camp-outs, and other activities designed to instill family values and serve as community building and social service programs.

This urban park shall provide affordable experiences for all including socio-economically disadvantaged individuals. Moto-Trax intends to continue with established relationships between the off-highway vehicle and non-motorized activity groups, visitors, supporters, and regulating agencies by conducting study groups to develop and implement solutions to issues related to outdoor recreation. Moto-Trax

Attachment #1

serves as a neutral convening place for entities representing different points of view related to recreation, conservation, access to land and general issues related to outdoor activities.

LOCATION: The proposed park is located in Maricopa County: Township 02 South, Range 03 West, Section 17. Since the location does not currently have access, we will need right of way passage to the property.

The proposed OHV Urban Park comprises of 640 acres located North of the Sonoran Monument and East of Buckeye Hills. The site is approximately 2 1/8 miles east of I-85 and 1 mile from Pipeline Road. The site is 8.5 miles from the intersection of I-10 and I-85 heading south and 8 miles from the Town of Buckeye. There is no known public recreation site like the proposed park in Maricopa County. A park similar in design exists in Tooele, UT

DESCRIPTION OF ADMINISTRATION

Mission Statement: Moto-Trax exists to provide an alternative Off-Highway Vehicle (OHV) and Non-Motorized Activity (NMA) Park in Maricopa County that promotes and teaches values, safety, and responsible stewardship, leadership, and citizenship.

Vision: Our vision is to create an environment wherein youth and their families have access to outcome driven educational programs and recreational activities (motorized and non-motorized), while practicing in responsible stewardship, leadership, sportsmanship. Additionally, Moto-Trax seeks to provide a forum for state and local agencies to conduct community outreach and to train their employees.

The organization has received letters of support from SVIA, MSF, NOHVCC, Maricopa County Air Quality, Arizona State Parks, Arizona OHV Association, BLM, Arizona Motorcycle Industry Association, National 4-H Council, Arizona Off-Highway Vehicle Coalition, and Nova Youth Cycling Foundation, in addition to community support and user group support.

Moto-Trax will employ qualified staff to develop, incorporate, and implement programs, public and community relations, and management of the OHV Park. Outsourcing of services will occur when it is most advantageous to the organization (e.g. facility construction, engineering, etc.).

Moto-Trax's structure consists of:

- ⇒ Board of Directors (7 member board) whose responsibility is to management the organization and its activities
- ⇒ Executive Board (3 member board, individuals who are Officers of the Board of Directors) whose responsibility is to manage the day-to-day business activities;
- ⇒ Committees (5 committees)
 - Advisory – Professionals representing their area in sports
 - Industry Experts
 - Community Relations
 - Volunteer
 - Design & Construction

Attachment #1

⇒ Staff

- Executive Director
- Fundraising Staff
- Facilities (Management and Maintenance)
- Programs
- Communications
- Volunteer Coordinator

The anticipated expenditure for development (including source of funds to be used for development):

DESCRIPTION OF IMPROVEMENTS AND SOURCE OF FUNDING

The proposed park is intended to attract primarily Off-Highway Vehicle enthusiasts and their families. Moto-Trax will construct the OHV Park, with the assistance of community user groups, community stakeholders, and a general contractor.

The development of the park will be funded through grants, special events, individual donations, sponsorships, in-kind donations (goods and services), and user fees. Moto-Trax believes that community buy-in is important in the sustainability of the proposed recreational park.

See Timetable for anticipated expenditures for development.

Associations representing each user group and community stakeholders will be asked to participate with time and material to construct the portion of the Park to characterize their outdoor recreation. This effort will be coordinated by a general contractor. The Proposed Park Program, Proposed Clubhouse Program, and Timetable that follows describe the planned project elements.

Proposed plan and construction may be altered depending on the demands of the terrain and the need of the community.

Attachment #1

Proposed Park Program

Component	Description	Proposed Size in Acres	Qty.	Total Size
RV & Camping	Space for visitors to camp overnight	44	1	44
Main Parking Lots	Parking for cars, trucks and trailers. Additional space for special event days	7	2	14
Picnic Area	Space for visitors to picnic or rest during regular operation and event days.	40	1	40
Club House	Full description on "Preliminary Clubhouse Program"	2	1	2
Multi-Use Facility	Oversized "arena" to be used for special events staging	58	1	58
Skate Park	concrete and street courses of varying degrees of difficulty for beginners to advanced riders	2	1	2
Bike Trail/Perimeter Buffer Zone	Long distance bike trail around circumference of park.	50	1	50
Motorcycle Drag Strip	Drag strip for street motorcycle racing	30	1	30
BMX Jump Park	jump park for BMX	2	1	2
BMX Tracks	3 tracks for Beginners, Intermediate and Advanced riders	2	3	6
BMX Park	wood and concrete park for BMX	2	1	2
Motocross Tracks	3 tracks for Beginners, Intermediate and Advanced riders (acreage is average)	15	3	45
AVT Tracks	3 tracks for Beginners, Intermediate and Advanced riders(acreage is average)	15	3	45
4X4 Games	area for 4x4's to recreate including boulders, mud, obstacles and track	83	1	83
Air Tunnel	air tunnel for "sky diving" without an airplane can also be used for training.	0.5	1	0.5
Kiddie Water Park	low flo water park for small children	0.5	1	0.5
Flo-Rider	Stand alone wave for surfing in the desert	2	1	2
Pit/Service Areas	For all motorized tracks and recreation areas, pit and services areas will be constructed	12	4	48
Conservation Area	Area will be used to simulate vegetation and wildlife habitat	80	1	80
Go Kart Track	kart racing	1	1	1
Helipad/Mechanical Areas	Helipad and mechanical facility staging areas	5	1	5
SUBTOTAL				560
Circulation	Allowance for roads and access areas	11%	1	84
TOTAL PARK AREA				644

Proposed Clubhouse Program

Component	Description	Size in SF	Qty.	Total Size
Daycare Center	Activity Space for small children, close to Lounge, securable, visually connected.	400	1	400
Multi-purpose Room	Room for large gathering - 100 person min. capacity. Rooms combinable, Directly accessible to outdoor pre-function space, adjacent to snack bar (for food service at functions)	1500	2	3000
Event Staging & Management	Offices and storage for event management and staging. Open to exterior event pre-function space. Two offices and storage space. Storage space has overhead door to exterior. One office has exterior door. Offices - 2	150	2	300
	Storage Area	400	1	400
Computer Room	Computer room with tables and computer terminals	200	1	200
Arcade	Arcade for video games and table games	400	1	400
Snack Bar	Snack Bar concessions operation. Light cooking/warming kitchen functions. Principally pre-prepared foods/snacks. Refrigeration, microwaves, holding area for catered events. Direct access to exterior.	1000	1	1000
Snack Bar Storage	Pantry, food storage, staging	200	1	200
Food Staging - Future Kitchen	Space for caterers staging and future use as full food prep kitchen - close to Assembly rooms	1500	1	
Education Center	Classroom style environment, white board, access to exterior, close to Assembly rooms for use as break-out space or Club meeting rooms	500	4	2000
Lounge	Lounge space with TV, fireplace. Social gathering space for small group. Comfortable seating. Adjacent to lobby	800	1	800
First Aid	First aid station for minor injuries. Access to vehicle parking spot, close to location where a medi-vac helicopter can land	425	1	425
First Aid Office	Office space for first aid workers	150	1	150
Lobby	Entry Space and guest sign-in, postings area, event calendar, info/membership desk	800	1	800
Management Office	Management offices for facility management and operation staff of 4 - adjacent to lobby			
	Office	150	2	300
	Conference Room w/ video	700	1	700
	Office work area	400	1	400
	Storage Area	100	1	100

Proposed Clubhouse Program Continued...

Component	Description	Size in SF	Qty.	Total Size
Restrooms/Shower	Restrooms for spectators & participants, including locker/shower facilities	1000	2	2000
Hall of Fame	Hall of Fame museum style space - future	1500	1	1500
General Storage	Future Expansion	2800	1	2800
Mechanical	Mechanical room	150	1	150
Electrical	Electrical room & Telephone/LAN Closet	200	1	200
SUBTOTAL				18225
Circulation	Allowance for hallways/structure	10%	1	1822.5
TOTAL CLUBHOUSE AREA				20047.5
Clubhouse Building Exterior Elements				
Patio	Pre - Function patio space	3000	1	3000
Pool/Playground	Future pool and playground area	5000	1	5000
Parking	100 Spaces 20 spaces w/ trailers			
Paddock building	3 bay garage metal building with one classroom type space at one end for repair/maint. training. One garage bay can open at both ends for use by tech for events. Small restrooms	2500	1	2500

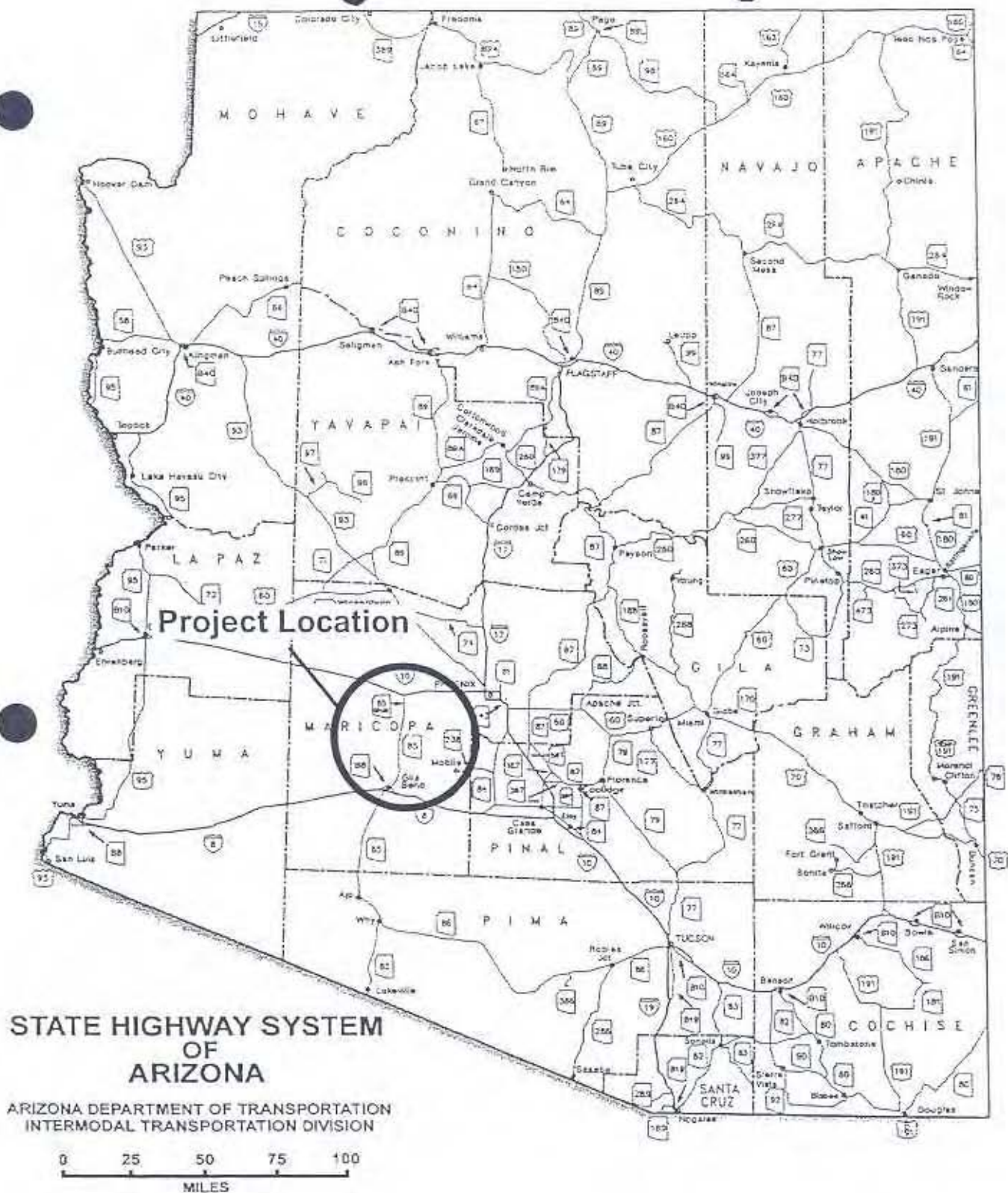
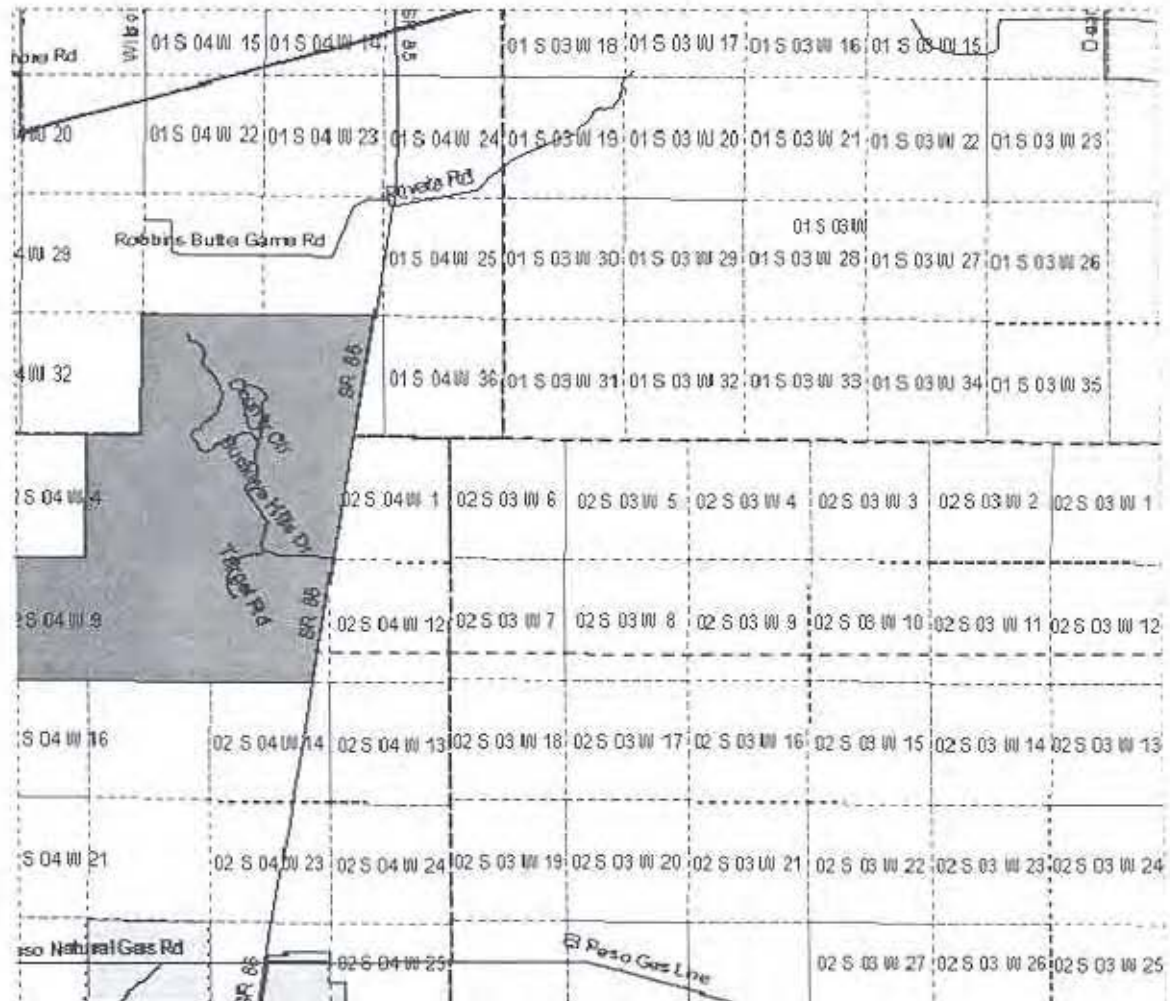


Figure 1. State Location Map

A map showing the nature and location of facilities, land ownership of the entire project, and access routes:

The proposed park is located in Maricopa County: Township 02 South, Range 03 West, Section 17. Since the location does not currently have access, we will need right of way passage to the property. Land ownership is currently Bureau Land Management.



Additionally, the following page is a conceptual drawing of the facility.



Attachment #1

Timetable for development:

The plan is to develop the park over a 5-year period. The proposed timetable for development will be approximately as follows:

Year 1&2†

Infrastructure

Estimate: \$1,980,875

- Entry Way
- Roads
- Parking
- Fencing
- Signage
- Utilities (water, sewage, and lighting)*
- Restroom Amenities
- Landscaping – Phase I*
- Ramadas (2)
- Lighting
- Bleachers
- Starting gates
- Equipment Storage
- EMT facility – Phase I*
- Temporary Office Space

Venues (Beginner, Intermediate, & Advance Tracks)

- Motocross (3)
- ATV (3)

Year 2 & 3†

Infrastructure

Estimate: \$3,098,875

- Ramadas (2)
- Picnic Area - Phase I
- Signage
- Helipad - Phase I
- Parking
- Pit/Service Areas
- Grand Stands
- Roads
- Landscaping – Phase II*
- Lighting
- Fencing
- Overflow parking areas

Attachment #1

Venues

- Multi-Use Facility
- Youth Water Playground
- Clubhouse Phase I
- BMX Park (Beginning & Intermediate)
- Skate Park – Phase I
- Air Tunnel
- 4X4
- Conservation Area

Year 4†

Infrastructure

Estimate: \$1,078,625.00

- Parking
- Roads
- Landscaping – Phase III*
- Picnic Area Phase II
- Lighting

Venues

- Go Karts
- BMX (Advanced & Jump Park)
- Skate Park – Phase II

Year 4 & 5†

Infrastructure

Estimate: \$1,879,625.00

- Camp Ground
- Clubhouse Phase II
- Lighting
- EMT Facility Phase II

Venues

- Bike Trails
- Drag Strip
- Pool & Water Recreation
- Flo-Rider
- BMX Wood/Concrete Park

*Items marked with an asterisk are not included in the price structure.

†Phasing is subject to change based on funding availability and interest and preference of sponsors.

Costs are estimates and are based on current market cost for materials, civil engineering, architectural planning and design, and possible surveys, reports, permitting and other municipal requirements. These costs are subject to change based on market variables, municipal requirements and other compliance requirements.

Attachment #1

Explanation of proposed maintenance responsibilities and procedures:

MANAGEMENT PLAN

Moto-Trax (an Arizona nonprofit organization) shall maintain ownership and management of the facility and activities. Moto-Trax will:

1. Hire a general contractor to coordinate the efforts of those providing in-kind goods and services towards the construction of the park as well as hire trade professionals to ensure quality and compliance with regulating agencies.
2. To make no more than a reasonable charge for the use of facilities on the land (whether by concession or otherwise) and to charge no more for entrance to and use of the area than is charged at other comparable installations. Upon determination of charges Moto-Trax shall submit to the Bureau of Land Management its schedule of charges. All charges shall be subject to review for conformance with this requirement and appropriate modification by the Secretary of the Interior or his delegate after reasonable notice and opportunity for hearing.
3. To develop, maintain, and manage the lands in accordance with the approved program of utilization, submitted with this application.
4. To maintain in satisfactory condition the facilities on these lands.